

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Wednesday, June 8, 2011
7:00 PM**

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:00 pm by Chair Jones in the Selectmen's Meeting Room. Selectmen Firenze and Paolillo were present. Town Administrator Tom Younger was present.

QUESTIONS FROM TOWN RESIDENTS

[There were none.]

ACTION BY APPOINTMENT

Brownsfields

Mr. Jay Szklut, Town Planner, appeared before the Board to discuss the fact that funds are available for the purpose of cleaning up contaminated sites. The funds come from tax credits as well as from the state. He explained that using the data from census tracts, he was able to identify several eligible sites: Pure Coat, the Tossi property, and Cushing Square (both sides of Common Street). If the town applies for the state funding, the money would be made available for the owners' cleanup efforts. He said the state applications would be due now and that he would need a signature from the Chair to move forward.

The Board discussed these sites as well as the Brownsfields Act (turning a hazardous waste site into a property that has value).

The Board moved: To approve.

The motion passed unanimously (3-0).

Mr. Szklut notified the Board that he received RFPs relating to the creation of safe walking routes for pedestrians (safer walks to school). Belmont applied to be one of four communities that would be a part of this safer walkways for pedestrians program. This would require an expenditure of \$3,700 that would come out of the Town Planning budget. The Comprehensive Plan, he noted, includes a section on improving pedestrian safety. Mr. Szklut discussed the various areas that could be mapped, e.g. pedestrian walk ways, paths to school, historic routes.

Chair Jones noted that money had been potentially available for the school department to create sidewalks for safer walking to school, but that the school department was not interested in pursuing this.

Legal Address Policy for Belmont Students – Discussion and Vote

Ms. Ellen Cushman, Town Clerk, Mr. Glenn Clancy, Town Engineer, and Mr. Dick Simmons, from the Assessor's Office, appeared before the Board to discuss the legal address policy for Belmont students. Ms. Cushman noted that the three offices have been working together regarding the residency letters issued to students in order to enroll in the schools. She noted the benefits of having Belmont students only attending the Belmont schools. She said that the town and school departments have been working collaboratively on this process.

Ms. Cushman stated that the Board needs to state who is entitled to go to Belmont schools. If the resident property is a legal Belmont address, than the children living there are able to attend Belmont schools. The Board discussed various scenarios of living arrangements whereby this policy would apply.

A resident from the audience (Mr. Don Mercier) asked a question regarding this policy and the number of allowable occupants in the building. Mr. Clancy responded that this particular occupancy safety concern had been addressed. He added that the zoning by-law addressed this issue as well.

The Board moved: To adopt this policy.
The motion passed unanimously (3-0).

McLean Open Space Naming to Lone Tree Hill, Town of Belmont Conservation Land

Ms. Cushman remained before the Board (as Chair of the McLean Land Management Committee) to discuss the McLean Open Space naming (to Lone Tree Hill). Ms. Cushman noted that this property is referred to as the McLean Open Space Area. She noted that the naming of this property has generated a lot of discussion for the past several years. She reviewed the composition of the McLean Land Management Committee. She reviewed the process the naming of this land underwent. She explained where the "Lone Tree Hill" recommendation came from. Selectman Paolillo asked for more information about the preference for "Wellington" as a name.

A resident raised a point of correction (but it was inaudible).

The Board moved: To endorse the name "Lone Tree Hill" for the area formerly known as the McLean Open Space area.
The motion passed unanimously (3-0).

Ms. Cushman then requested that the Board officially accept two donations from the Ms. Judith K. Record Memorial Conservation Fund for signage installation and for a rock wall restoration project that borders the property. She requested that the Board endorse those gifts.

The Board moved: To accept the two gifts from the Judith K. Record Memorial Conservation Fund for signage installation (\$25,000) and for a rock wall restoration (\$60,000) for a total value of \$85,000.
The motion passed unanimously (3-0).

Mr. Don Mercier asked about the process by which the donations are accepted. Ms. Cushman explained how it is done.

The Board paused to recognize the work done in naming Lone Tree Hill. Chair Jones noted the members of the committee who were present.

Town Administrator's Report

Mr. Younger reported on the following items:

- Silk Road Barbeque is interested in pursuing a site in front of Belmont Savings Bank. He asked if the Board was interested in such vendors (similar to the Barbeque) for that site at this time? Chair Jones said he is interested in this for Belmont, as a lot of people like the option. Selectman Firenze suggested that suitable sites be identified for this purpose. The Board discussed and stated that they were interested in having such vendors at the appropriate places in town, but not necessarily the space in front of the bank.
- The Recreation Department will offer some programs this summer at the Beech Street Center.
- He thanked the Capital Group Company for their charitable donation of a \$4,000 matching grant for the enhanced website, which will be rolled out over the summer.
- The annual "Meet Belmont" event will be held on Tuesday, August 30, at the Chenery Middle School.
- The VFW requested to lease the top floor of the building as a multi-lingual child care facility. This request will eventually require the Board's approval. Mr. Younger will be recommending terms and conditions when it is time for the Board to consider this. All considerations will be looked into as this option is explored.

Wine Sales – Farmers Market – Discussion and Vote

Ms. Heli Tomsford, from the Farmers Market (representing Coastal Vineyards), appeared before the Board to request a license to sell wine at the Farmer's Market.

The Board moved: To grant approval to Coastal Vineyard for an agricultural wine permit at the Belmont Farmer's Market from June 9 through October 27, 2011.

Mr. Don Mercier expressed concern about the expansion of the Farmer's Market and the competition to the local retailers. Chair Jones noted that all of the wine retailers said they had no concerns about this and that it may in fact increase business.

The motion passed unanimously (3-0).

One Day Liquor Licenses

The Lonergan Family, Beech Street Center, 266 Beech Street
June 17 – Birthday Party, All Alcohol

The Board moved: To grant the license.

Mr. Don Mercier expressed a concern that the town, as owner of the parking lot and granter of the liquor license, is incurring liability. Mr. Younger will confirm that the insurance is adequate.

The motion passed unanimously (3-0).

The Kumssa Family, Beech Street Center, 266 Beech Street
June 12 – Graduation Party, Beer and Wine

The Board moved: To grant the license.
The motion passed unanimously (3-0).

ACTION BY WRITING

Acceptance of \$50,000 from the Friends of the Council on Aging

Mr. Jim Staton appeared before the Board regarding the \$50K that needs to be given to the Town Treasurer. Mr. Staton read a statement (written by Mr. George Hall) regarding the funds raised and the purpose of those funds.

The Board moved: To agree to the Memorandum of Understanding as it relates to the COA and the Town of Belmont as amended.
The motion passed (2-1).

Committee Appointments

Chair Jones began with the Belmont Housing Trust (BHT). The Board discussed prospective candidates and the experience they would bring. Selectman Firenze said he

would like to see someone who would come at the affordable housing question from a different perspective.

The Board moved: To re-appoint Ms. Gloria Leipzig to the BHT.
The motion passed unanimously (3-0).

The Board moved: To appoint Ms. Ann Verrilli to the BHT.
The motion passed unanimously (3-0).

The Board chose to leave one position vacant at this time. Selectman Firenze will try to identify some candidates that fit his description.

Chair Jones then turned to the Belmont Energy Committee.

The Board moved: To re-appoint Ms. Christine McVay to the Belmont Energy Committee.
The motion passed unanimously (3-0).

The Board moved: To re-appoint Mr. Ian Todreas to the Belmont Energy Committee.
The motion passed unanimously (3-0).

Chair Jones then turned to the Vision 21 Implementation Committee. Selectman Paolillo said he would contact the Chair of Vision 21 as well as Dr. Solomon regarding identifying potential appointments.

The Board then turned to the Cable Television Advisory Committee.

The Board moved: To re-appoint Mr. Jonathan Green.
The motion passed unanimously (3-0).

Wellington School Project Update

Wellington Building Committee (WBC) Representative Mr. Joe Barrell and WBC Chair Haley appeared before the Board to give an update on the Wellington School project. Mr. Barrell gave a brief update. He said a lot is happening, but there is a lot of work still to do. Landscaping work is moving forward, but won't be done for a while. Chair Haley explained the completion process and the stages of it. He said the schedule is extremely tight and that the core (of the building) is still being worked on. The contingency plan (should the building not be ready in September) is that the children would return to the mods in September. The project, he said, is 16-plus days behind. Chair Jones asked about the overall cost. Mr. Barrell said the numbers aren't clear as this point, but that they expect to come in under budget.

The Board then discussed the air conditioning issues that are being dealt with.

The Board will meet again for a WBC update in July and/or August.

Ms. Paulson, from the audience, asked about the roof installation and the noise level coming from the roof. Chair Haley explained that the units and acoustics will be inside the building.

Committee Appointments (*continued*)

The Board noted that it was not ready to make a Conservation Committee appointment at this time.

Regarding the Constable appointment,

The Board moved: To re-appoint Ms. Donna Feely.
The motion passed unanimously (3-0).

The Board moved: To re-appoint Mr. Thomas MacGuire.
The motion passed unanimously (3-0).

The Board moved: To re-appoint Mr. Phillip Richmond.
The motion passed unanimously (3-0).

The Board moved: To re-appoint Mr. David Benoit.
The motion passed unanimously (3-0).

Belmont Center Traffic Plan – Discussion and Possible Vote

Mr. Glenn Clancy, Town Engineer, and Ms. Linda Nickens, Chair of the Traffic Advisory Committee (TAC), and other TAC members appeared before the Board to discuss the Belmont Center traffic plan. Mr. Clancy began by explaining the background and impetus for the Belmont Center redesign project. He noted that the Center plan was modeled after the Trapelo Road process, as there were similarities with the two areas. He reviewed that there were public sessions held, TAC meetings, and meeting with the Center businesses.

The Center meetings focused on traffic flow, parking, pedestrian safety, bicycle safety, and an improved street-scape (which pertains to area amenities, e.g. wider sidewalks, better street lighting, etc.) . Traffic management was the first element that needed to get under control, as it impacts all of the other issues. He then reviewed many of the options that were looked into.

As for parking, Mr. Clancy noted that parking concerns were balanced with the need to maintain green space in the Center. He said that a study was commissioned (and funded by Professional Services funds) to look at parking in the Center. The study will analyze meters versus parking lots versus street parking. The study will hopefully result in a plan

which best utilizes the parking that is available in the Center. The plan will be reviewed by the Board of Selectmen, when it is complete.

The Board then discussed the role of the Ad hoc Parking Committee.

Mr. Clancy noted that the bicycling advocates shared a concern regarding the ease of and safety in biking to and through the Center. Walkers too want to feel safe crossing Leonard Street as well as near the bridge.

The TAC deliberated over all of the points and came up with the following recommendations:

- establish a single travel lane through the Center to better manage the traffic flow
 - extend the green space outside of Belmont Savings Bank (this would eliminate six parking spaces)
 - widen Concord Avenue from the Electric Light building to Leonard Street, and re-grade the area to create a new green space
 - put the raised islands in permanently at Cross and Channing (same with Clafflin)
 - create new crosswalks south of the bridge
 - create a grade change, bicycle lane, and curb extensions in and around the fire station
 - move the bus stop relocation near Asai (which then creates one additional parking space)
 - improve the crosswalks at the main Center intersection (near the new green space)
 - add ten additional parking spaces on Concord Avenue
 - create an island and crosswalk across from the Unitarian Church on Concord

The estimated cost to create plans and bid this project is \$210K, said Mr. Clancy. The estimated cost of construction is \$2.7M, of which \$650K is the lighting component. He said he is not sure how this project would get funded, although the state does offer grants. Mr. Clancy said he does not see this project moving forward until 2013.

Mr. Clancy concluded by saying that the TAC vote was 5-1. Mr. Mercier was the dissenting vote, as he had concerns about the loss of parking in front of the bank and the impact of this on the business community. Mr. Mercier said the new green space won't be utilized for six months of the year and that all parking should be kept and more added.

The Board moved: To approve the concept presented this evening by the TAC. The motion passed unanimously (3-0).

A citizen, Mr. [Zargar?], (from the audience) raised several concerns about the plan presented, including the cost of the study, as well as the cost of other studies conducted by Belmont.

Trapelo Road Project Update

Rep. William Brownsberger appeared before the Board to give an update on the Trapelo Road project. Mr. Clancy remained before the Board as well. Rep. Brownsberger stated that the MPO staff has slated Trapelo Road to bid for construction in 2012, with construction starting in Spring of 2013. He wanted the Board to be aware that the town will need to come up with funding (in 2013) for a right-of-way acquisition on the Watertown/Belmont line. The Board discussed issues relating to this.

Solid Waste and Recycling Contract – Discussion and Vote

Mr. Peter Castanino, DPW Director, and Mr. Doug Koplou, from the Recycling Committee, appeared before the Board to discuss the Solid Waste and Recycling Contract. Mr. Castanino noted that the five-year contract expires at the end of June. He said there were three choices among the lowest bidders. The lowest bidder is the town's current contractor who has offered a reduced price to renew the contract. Options for trash include unlimited with bulky waste, or pay as you throw. Mr. Castanino explained the single/dual stream methods of collection. He then reviewed the costs and the expected savings associated with the three options. He discussed the need to hire a recycling coordinator position that would be required with one of the options. He also highlighted the impacts to the DPW staff.

Mr. Castanino and Mr. Younger are recommending keeping the current program (renewing the contract).

Mr. Koplou presented a plan which focused on savings and environmental improvements for the town. He recommended the one barrel (pay as you throw) option with the single stream recycling (as a backup). He said there would be savings of \$1M over five years. This option encourages recycling. Mr. Koplou reviewed the cost savings from pay as you throw and single stream.

Mr. Joe Curro, from Solid Waste, spoke on behalf of the minority opinion on the contract options. He explained the reasons why he does not favor the pay as you throw option.

Ms. Mary [Ingrim ?], Hillside Road, said that pay as you throw offers incentives for recycling.

The Board discussed its decision process. Chair Jones said he would like to discuss these issues further, before making a final decision.

The Board moved: To accept the proposal as presented by the Director of the DPW (sign the contract) with the expectation to continue to review the trash and recycling options that were presented this evening.

The motion passed unanimously (3-0).

Committee Appointments (*continued*)

Chair Jones noted that the Board would now appoint to two boards: the Planning Board (PB) and the Zoning Board of Appeals (ZBA).

Chair Jones reviewed the status of the PB, noting the motion put forward by Selectman Firenze at the previous week's Board meeting. He reviewed recent appointments and recent non-appointments. The Board of Selectmen, he said, have recently prioritized appointing people who have experience in financial analysis for large scale development. Chair Jones reviewed Ms. Jenny Fallon's and Mr. Karl Haglund's experience as it relates to their requests to be re-appointed to the PB. He said he objected to the suggestion that Ms. Fallon not be re-appointed. She has only served two terms, where Mr. Haglund has served three terms.

Chair Jones said he wonders what the public will think if both these members are not re-appointed. He said he is concerned that the new PB will be made up of members with construction and development experience. He closed with three points. One, that Mr. DeStefano (as a developer in Belmont) may have a conflict of interest on the PB. Secondly, he said he has confidence that the PB Chair will be able to oversee the conflict of interest issue. Finally, he said that although his colleagues may disagree, they are both volunteering for Belmont and he appreciates their efforts.

Selectman Paolillo said this is a vote to enhance the qualifications of the PB. He said Mr. DeStefano and Mr. Clark have excellent qualifications to serve the community. He said development is clearly needed in Belmont and that the new PB may rebuild trust with the residents. He said the new PB could move forward with the Comprehensive Plan.

Audience remarks:

Mr. Fred Paulson said that the PB is not a single purpose board (e.g., its focus is not only development), it has many priorities. The PB's role is to make its recommendations to TM and Ms. Fallon is an extremely effective TM member.

Dr. Paul Solomon said he is strongly in favor of re-appointing Jenny Fallon. He said that a PB must look at many aspects of the town including open space, transportation, safety, etc. He spoke to Ms. Fallon's work on the Comprehensive Plan.

Ms. Ann Paulson spoke to support Ms. Fallon. She added that *this* Board has dismissed two women from the PB, and now, no women will be serving on the PB. She said she is disappointed that the Board of Selectmen is dismissing a valuable woman with her expertise.

Ms. Mary Power spoke to Ms. Fallon's dedication to long-range planning in Belmont.

Ms. Michelle [?] spoke to the conflict-of-interest issue that will negate Mr. DeStefano's voice on the PB. She said the PB should not be a "boy's club".

Ms. Helen [Goulding ?] spoke to support Ms. Fallon for her vision, her thoughtfulness, and her consideration for all the issues impacting Belmont. She said you don't need to be in a field to know about a field.

Ms. Sallye Bleiberg said she hopes the Board will re-appoint Ms. Fallon to the PB.

Mr. King and Mr. Vanderley both spoke in support of Ms. Fallon. Mr. Vanderley spoke from his perspective as an architect.

The Board moved: To appoint Mr. Joe DeStefano and Mr. Clark as permanent members of the PB, and that Mr. Karl Haglund become an associate member. The motion passed (2-1).

Regarding the ZBA, Chair Jones reviewed the current status of that Board.

The Board moved: To re-appoint Mr. Jim Zakardas as a permanent member to the ZBA. The motion passed unanimously (3-0).

Selectman Paolillo will inquire with Mr. Chin regarding various members' interest in becoming permanent ZBA appointees.

The Board moved: To appoint Mr. Iaia an associate member of the ZBA. The motion passed unanimously (3-0).

The Board then discussed the Council on Aging (COA) appointments.

Mr. Semuels was present and requested that the composition of the COA remain as is. The Board agreed.

The Board moved: To re-appoint Ms. Tommasina Olson, Ms. Angela Santoro Mullin, Mr. Vincent DeNovellis, and Ms. Ethel Hamann to the COA. The motion passed unanimously (3-0).

The Board moved to adjourn the meeting at 11:06 pm.

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Thomas G. Younger, Town Administrator